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Burton Place Subdivision

Prepared for:

**Architecture 522
Professor Peter Goss**

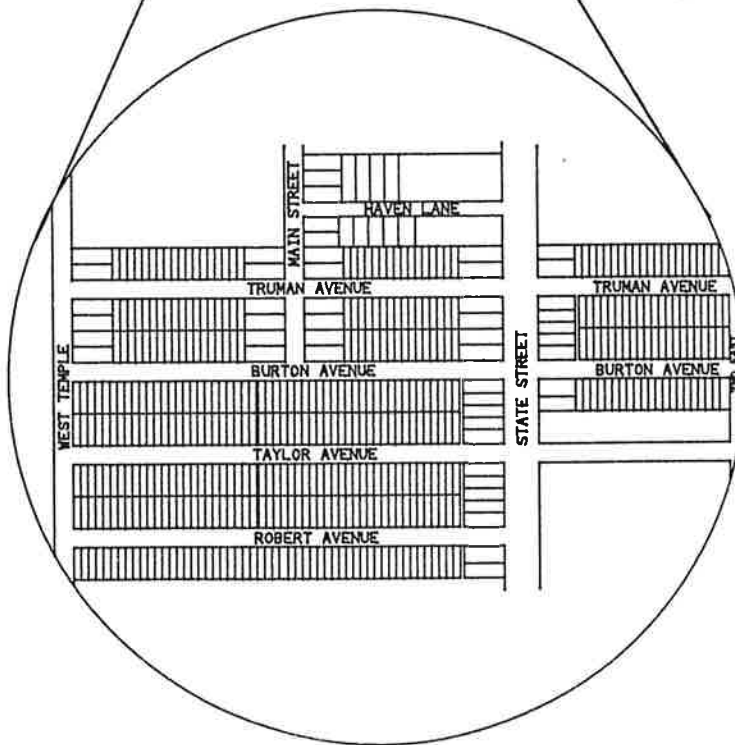
Prepared by:

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Autumn 1992**

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Vicinity Map



Burton Place subdivision is geographically located between 2nd East and West Temple, at approxiamtly 2400 South in South Salt Lake, Utah.

The development period of the Burton Place Subdivision extends from July 20, 1908 to August 24, 1951.¹

The plat for "Burton Place" (see appendix "A", il. 1) has a recorded date of July 8, 1908 by William S. Burton, President of Burton Investment Company. It is indicated that Kimball and Richards requested the recording of the plat.

It is unknown as to the actual date when building began, however, it is assumed to be the following spring due to the development of roads, or other improvements associated with the subdivision.

"Burton Place 2nd Addition" (see appendix "A", il. 2) was recorded on December 3, 1908 by Don Carlos Kimball of Kimball and Richards.

"Burton Place Plat "A" " (see appendix "A", il. 3) being the third phase of the subdivision was recorded on June 23, 1913 by Willard C. Burton, Vice President of Burton Investment Company.

¹ Abstract Book S-6, page 74. Salt Lake County Records Office.

Introduction

During the 84 year history of the land, now known as "Burton Place Subdivision", the land use and function have without question changed dramatically. This is identified from the wild desert land of the Great Salt Lake Valley, to the settlement by the early Utah pioneers, to the establishment of the Burton Family farm and estate, and finally, to the development of the "Burton Place Subdivision".

It is my attempt to describe: the establishment of the Burton family farm including the history of its founder Robert Taylor Burton, to illustrate the development of the "Burton Place Subdivision" by the hands of the Burton family and to identify the architectural styles and building materials used throughout the subdivision.

History of Robert T. Burton.



MAJ. GEN. ROBERT T. BURTON
Marshall of the Day. Statehood Day Jan. 6th. 1896

U.S. Historical Department Archives

As a child of recent immigrant parents, Robert Taylor Burton was born to Samuel and Hannah Burton on October 25, 1821 at Amherstburg, Canada.

In 1838, the family of Samuel Burton were converted to the Church of Jesus Christ of Latter Day Saints and had moved several times as

a result of persecution. In late October, 1838, the Burton family left there home once again. This time for Far West, Missouri "the general gathering place of the saints".¹

On December 18, 1845, Robert married Maria Susan Haven in Far West, Missouri and soon thereafter joined a company of saints to cross the plains to the west.

In September, 1848 as Robert and Maria Burton entered the Salt Lake valley, "he looked over the sparse crops and wondered how they would all make it through the approaching winter. He and Maria did not have much food left from their journey, and knew that most other settlers were in the same situation. By evening, their wagon was secured in what was now called the "Old Fort." As they prepared to retire, they were overwhelmed with gratitude and offered up prayers of thanksgiving for the safe arrival of their family and their loved ones.

The next day being the sabbath, Robert attended worship services in the bowery on Temple Square, an open air meeting place covered with limbs and leaves. Brigham Young spoke at the morning meeting, and Heber C. Kimball, who had just arrived, spoke at the afternoon meeting. At the later meeting, these two men were appointed to apportion off the city lots in a kind of lottery. lots were free except for a \$1.50 surveying and filing fee. Only married men were

¹ Janet Seegmiller, Be Kind to the Poor, The Life Story of Robert Taylor Burton. (Salt Lake City, Utah, 1988), 21

given land allotments, and polygamists were allowed one for each family. Each family head drew a slip of paper with the number of the lot on it.

Robert Burton drew lot 8, Block 66, the northeast corner lot of the block at the intersection of First South and Second West (now Third West). (see Appendix "B" il. 1)

He was not prepared to begin building a home, however, and resided with his family for the first four months in "good sized log cabin" which he and his father-in-law built in the South fort."²

On August 20, 1848, Robert and Maria moved their wagon onto their lot and together began building their first home in the valley. During the next four months, Robert and Maria worked on their home. Robert hauled rock for the basement and foundation from the east bench and brought logs from Mill Creek Canyon which were sawed into lumber at Neff's Mill, paid for with half of the logs. He also made his own adobe bricks at the adobe yard. According to his journal, "I was enabled with the assistance of my wife to build quite a comfortable house which we moved into December 18, 1848, (see appendix "B" il. 2) the fourth anniversary of our wedding day. It had four rooms, in one and a half stories, two up and two down, plus basement".³

² Janet Seegmiller, Be Kind to the Poor, The Life Story of Robert Taylor Burton. (Salt Lake City, Utah, 1988), 91

³ Janet Seegmiller, Be Kind to the Poor, The Life Story of Robert Taylor Burton. (Salt Lake City, Utah, 1988), 95

"On May 9, 1855, Robert bought ten acres to farm located at present-day 2400 South between Main and West Temple Streets. In 1856, he purchased ten acres directly across this plot through to State Street from his sister-in-law Elizabeth Burton; he added additional ten acre parcels in 1863, April 1867 and February 1868 (Block 40 , 10-acre Plat A, Big Field Survey, Salt Lake County Records Office, Salt Lake City, Utah). Robert eventually owned ninety acres in this location and had a small cabin and a hired hand living there in 1866-67." ⁴ (see Appendix "B" fig. 3)

"On February 7, 1856, Sarah Anna Garr, became the second wife of Robert T. Burton. She lived with Robert and Maria Burton in there home for eight years." ⁵

"In the summer of 1868, Robert built Sarah's home on this farm near 2400 South and State Street, enabling her to meet the needs of her family through the years by raising chickens and selling eggs, butter, and cheese." ⁶

⁴ Janet Seegmiller, Be Kind to the Poor, The Life Story of Robert Taylor Burton. (Salt Lake City, Utah, 1988), 242

⁵ Janet Seegmiller, Be Kind to the Poor, The Life Story of Robert Taylor Burton. (Salt Lake City, Utah, 1988), 242

⁶ Janet Seegmiller, Be Kind to the Poor, The Life Story of Robert Taylor Burton. (Salt Lake City, Utah, 1988), 442

Susan Ellen McBride was Robert T. Burton's third wife. "Betrothed to Hosea Cushing whose home was across the street from her parents, but he unexpectedly died on May 6, 1854. In 1856, when Brigham Young approved Robert's plural marriage to Sarah, he asked him to take Susan as his third wife. Robert and Susan were married at her father's home February 7, 1857. Susan lived in the redwood house (see appendix "B" il. 4) until shortly after Robert's death in November 1907. She then moved to a home at 611 East Ninth south where she lived until her death on July 24, 1911." ⁷

Robert T. Burton served in many prominent roles and influential positions of the church and community, providing economic and political leadership. Among these positions held were:

- Council of the Fifty (January 25, 1867)
- Bishop
- Territorial Sheriff, county assessor, tax collector, and councilman (1875)
- instrumental in building of the Union Pacific Railroad from Salt Lake to Ogden. (1869)
- helped establish the Social Hall and dramatic theater.
- Owned and operated two woolen mills. (1869)

⁷ Janet Seegmiller, Be Kind to the Poor, The Life Story of Robert Taylor Burton. (Salt Lake City, Utah, 1988), 452

The Burton family has without question had a major impact on the development of Salt Lake City. From the early influence by Robert Taylor Burton as describe earlier to the building of many business directed by many of his sons and grandsons.

I will attempt to identify several, however certainly not all of the family members or relatives who had an influential role regarding the building industry, government leadership positions involving the building industry as well as personnel accounts identifying family members directly related to the Burton Place Subdivision.

In attempting to keep the family line in order, I will begin with Robert Taylor Burton first wife's (Maria Susan Haven) children and then to his second wife's (Sarah Anna Garr) children, and then to his third wife's (Susan Ellen McBride) children.

I have included reference to the female children, and have mentioned them in detail only when information was available.

It should be noted that this information has not be verified by a member of the Robert Taylor Burton Family Association, Inc.. For the purpose of shortening this section, I have intentionally not included children associated within the family whom died as infants or as unmarried adults without children. If I have made any errors regarding business associations or personnel data, please accept my apology.

Children of Robert Taylor and Maria Burton

Theresa Hannah Burton (1848-1924) Married Lewis Samuel Hills

Although I haven't found a direct correlation between her and the Burton family businesses, I do know that she was a school teacher at Roosevelt school.

Children: Lewis Burton, Maria Theresa, Edgar Samuel, Eugene Temple, Herbert Thayer, and Harold Haven.

(information regarding involvement of these children within family businesses has not been determined)

William Shipley Burton (1850-1931)

William S. Burton was listed on the original plat of Burton place Subdivision dated July 2nd 1908 and is identified as the President of Burton investment Company.

-1910 Polk's listing identifies him as a contractor. Although it doesn't identify the trade.

-1911 Polk's listing identifies him as involved with mining.
Perhaps with L.G. & H.K. (Civil and Mining Engineers)

-1913 Polk's listing identifies him as a secretary with the Hastings M. Company.

-1914 Polk's listing identifies him as a secretary with the

Lessburg G.D. M. Company.

-1915 Polk's listing identifies him as working as a right of way agent with B&G Ry.

Children: Evanda, Theresa, Eloise, Verico, Florence, Ralph Shipley, Helen Crimson, and George Crimson.

In 1916, Ralph Shipley worked as a clerk for B&G ry.

(information regarding involvement of the other children within the family business or associated businesses has not been determined).

Robert Taylor Burton Jr. (1853-1926)

-1910-18 Polk's listing identifies him as working as an Assayer for J.W. Currie Co.

Children: Robert Taylor Burton III, John Franklin, Ray Shipley, Don Carlos, Ivie Rosalia, Theresa Louisa, Mary Salisbury, Charles LaFayette, Clara Salisbury and Fredrick Holder.

-Charles LaFayette Burton worked as a surveyor in 1911.

-Ralph Shipley Burton work as a assayer for Chrismon and Nichols in 1913.

(information regarding involvement of the other children within the family business or associated businesses has not been determined).

Charles Samuel Burton (1855-1923)

-1909 polk's listing identifies him as working as a cashier at State Bank of Utah, treasurer of the Alta Club and Vice President of Commercial Club.

-1912 Polk's listing identifies him as Vice President of Utah State National Bank.

-1913 Polk's listing identifies him as Vice President of Utah State National Bank and Treasurer of Salt Lake livery and Transportation Company.

-1915 Polk's listing identifies him as President of Farmers & Stock Growers Bank and President of Columbia Trust Company.

Children: Richard Wells, Julian Young and Josphine Lou.

(information regarding involvement of these children within family businesses has not been determined)

John Haven Burton (1857-1887)

Although I have no record of him, he and his wife, Kate Ferguson did have two children.

Children: Charles Haven, Phyllis Hardy

(information regarding involvement of these children within family businesses has not been determined)

LaFayette Grant Burton (1860-1934)

-1909- Polk's listing identifies him as a Mining Engineer and Partner in L.G. & H.K. Burton.

Children: Margret Mitchell and Clarence Mitchell

(information regarding involvement of these children within family businesses has not been determined)

Florence May Burton (1864-1944) Married Edwin E. Wilcox

Although I do not have an account of her involvement in family businesses, and all of her three children died in infancy, I do know that she worked as an assistant at C. F. Wilcox in 1914 an assistant to J. H. Grant Jr. in 1915 and then was a student.

Mary Amelia Burton (1866-1897) Married Ezra T. Stevenson

I do not have an account of her involvement in family businesses.

They were the parents of a son Edward Burton, who died at birth. Mary died in 1897 and Ezra married Rhoda Richards. She and Ezra had five children; Mary, Ralph, Ezra, Rhoda and Amelia.

(information regarding involvement of these children within family businesses has not been determined)

Heber Kimball Burton (1871-1949)

-1909-19? Polk's listing identifies him as a Mining Engineer and Partner in L.G. & H.K. Burton.

Heber K. Burton was a superintendent of Salt Lake City Water Department from 1919 to retiring in 1946 when he was retained as a consulting engineer for the city. His career began with the city in 1912 as an engineer. (see appendix "E" il. 1)

Children: Maud, Inez May, and Herman Wilcox.

(information regarding involvement of these children within family businesses has not been determined)

Children of Robert T. and Sarah Burton

Henry Fielding Burton (1858-1920)

-1909 Polk's listing identifies him as a farmer residing at 2310 So. State Street. (Burton family farm)

-1910 Polk's listing identifies as noted above as well as Bishop.

Children: Henry Fielding Jr., Alice Maria, Anna Gibby, Julia, Grover Garr, Harvey Leon, Roberta, Edna, Shipley Davis, Mildrid, Louise, and Sarah Anna.

-Henry Fielding Jr. was a clerk at Geo F Felt Lumber Co.

in 1909 which was located at 2310 South State. In 1911, he worked as a book keeper at 2310 South State. in 1912 he worked as a clerk at the County Assessors office.

-Harvey Leon was a "teamster" at Bamberger Coal & Lumber Co. in 1911.

-Shipley Davis was a farmer at 2250 South State in 1917.

(information regarding involvement of the other children within the family business or associated businesses has not been determined).

Alfred Jones Burton (1862-1928)

-1909 Polk's listing identifies him as a "teamster", residing at 2336 So. State Street.

-1910 Polk's listing identifies him as a Teaming Contractor, hauling Sand and Gravel.

Children: Sarah Laurette, Franklin Lebron, Margret Gray, Clifford Peart, Merelda, Jacob Peart, Fielding Garr, Lloyd Taylor and Ruth.

-Fielding Garr Burton had been a real estate agent for Chapman Realty Co. (prior to 1946). He organized the Bankers League and was instrumental in developing the town of Central Park, now South Salt Lake. A former treasurer of Central Park, he served two terms on the South Salt Lake town Board. (see appendix "E" il. 2)

(information regarding involvement of the other children within the family business or associated businesses has not been determined).

Lyman Wells Burton (1866-1915)

Lyman W. Burton is identified on the original Plat Map of Burton Place as the Attorney in Fact for Sarah Anna Garr Burton's Owners Dedication dated July 2nd 1908. (see appendix "A" il.1)

-1909 Polk's listing identifies him as an Assistant Cashier at Desert National Bank. He is also listed as Vice-President of Burton Coal and Lumber Company located at 2346 So. State Street.

Children: Melvin Comings, Dorothy Comings, Linda Comings, Edith Comings and Clara Comings.

(information regarding involvement of these children within family businesses has not been determined)

Elbert Turner Burton (1868-1934)

-1909-18 Polk's listings' identifies him as being President of Higham-Burton Plumbing Company. He lived at 1904 South Main which was also the location of the business.

Children: Elbert Neil, Lillian, Raymond Toyn, Wallace Larson, Roy and Roma.

(information regarding involvement of these children within family businesses has not been determined)

Edward Leon Burton (1871-1953)

-1909 Polk's listing identifies him as a Stock Broker and Director of Burton Coal and Lumber Company and Vice-President of Standard Furniture Company.

Several obituary articles describe Edward L. Burton as an "Eminent Utah Broker", Founder, president and Director of Edward L. Burton and Co. as well as President of Standard Furniture Co.. He was also Director of the Amalgamated Sugar Co., Utah Hotel Co., Utah Home Fire Insurance Co., and the Ellison Ranching Co.

He was raised on a farm on what is now South State Street.

Lynn S. Richards, former bishop of Federal Heights LDS Ward offered the invocation at his funeral. (see Appendix "E", il.11)

Children: Isabella Armstrong, Sarah, Leah, Edward Leon Jr., Frances Armstrong, and Ronald Harold.

(information regarding involvement of these children within family businesses has not been determined)

Theodore Taylor Burton (1873-1937)

-1910 Polk's listing identifies him as a clerk at Burton Coal and Lumber Co.

-1912 Polk's listing identifies him as a clerk at Standard Lumber Co.

-1914 Polk's listing identifies him as a Real Estate Agent for Burton Place Plat A.

An article at the time of his death describes Theodore T. Burton as "an influential factor in local civic government and the several financial institutions in which he was interested."

The article continues with after his return from a mission "he was employed by the Felt Lumber Company". and "in 1901 organized a business of his own, the Burton Coal and Lumber Company. In 1913, he sold his interests in the business, entering the real estate field the following year. Forming Burton and Company in 1916, he successfully managed the brokerage firm for a number of years. He also owned and controlled numerous trackage and warehouses in the city.

He entered public office in 1915, when he was elected to the House of Representatives. In 1920 he was elected City Commissioner of Streets and Public improvements. in 1924 he was re-elected serving for another two years.

In 1933, he was appointed special investigator for the water department. (see appendix "E" il. 3)

Children: Theodore Moyle, Wilford Moyle, and Kenneth Moyle.

-Wilford Moyle Burton was an attorney. He also was a Judge. In 1944, he resigned his position as Judge to re-enter private practice with the firm of Moyle-Richards-McKay and White.
(see appendix "E" il. 4)

(information regarding involvement of the other children within the family business or associated businesses has not been determined).

Virginia Lousie Burton (1878-1970) Married Ralph Cutler

I do not have an account of her involvement in the family businesses.

Children: Ralph Garr, Douglas Burton, Geneve, Lenore, Roberta, Louise, Alice May, and Ivan Burton.

(information regarding involvement of these children within family businesses has not been determined).

Austin Garr Burton (1881-1940)

-1909 Polk's listing identifies him as a Mining Engineer with L.G & H.K. Burton. Living at 2348 South State Street.

Children: Austin McMillian, Leon McMillian, Lawrence Neil, Ellis McMillian, Janet, Paul Garr, Anna, and Virginia.

(information regarding involvement of these children within family businesses has not been determined).

Hardy Garr Burton (1884-1941)

-1909-18 Polk's listings' identifies him as a plumber living at 2406 South State Street.

His obituary indicates he was prominent in civic affairs and community development projects of South Salt Lake. (see appendix "E" fig. 5)

Children: Slyvia, Herbert Self, and Lyman Self.

(information regarding involvement of these children within family businesses has not been determined).

Children of Robert T. and Susan McBride Burton

Willard Cushing Burton (1856-1949)

-1909-17 Polk's listing identifies him as working at the Geo Felt Lumber Company. Living at 2320 South State Street.

-1918 Polk's listing identifies him as Vice-President and manager of Geo Felt Lumber Company. Living at 2320 South State Street.

Several articles at the time of his death indicate that at the time of his death, he was President of Burton Lumber and hardware Company. "Prior to organizing the lumber company in 1923, Mr. Burton also was engaged in the lumber business and participated in developing several other industrial projects".

"Stayner Richards, Highland Stake President spoke at the funeral."
(see appendix "E" il. 6)

Children: Willard Gardner, Carl Cushing, Arthur Taylor, Earl Gardner, Hazel Gardner, Alma Gardner and Mabel Gardner.

-Carl Cushing Burton was President of Burton Lumber Co., and President and chairman of the Board of the State Savings and loan Assoc. He also served as President of the Salt Lumbermen's Club. (see appendix "E" il. 7) His Son, C. Taylor Burton was directing the Burton Lumber and Hardware

Company, Midvale Lumber Company, was executive officer in Tru-Cut Housing Company and was a partner in the Burton Builders Co. (in 1963). After returning from Germany in 1934 he began working in the construction field. Doing his own designing, planning and building of mainly residential buildings. He was appointed Highway Dept director in December, 1960. (see appendix "E" il. 8)

-Alma G. Burton, (son of Willard Cushing) At the time of his death, he was manager and Secretary-treasure of Burton Lumber and Hardware Co. (2220 South State). He had been President of Midvale Lumber Company and director of the Native Lumber Co. (see appendix "E" il. 9)

(information regarding involvement of the other children within the family business or associated businesses has not been determined).

George Washington Burton (1860-1916)

-1910 Polk's listing identifies him as a mining engineer.

Walter James Burton (1865-1943)

-1910 Polk's listing identifies him as Vice-President of Burton Coal and Lumber Company. Also a County Commissioner.

-1912 Polk's listing identifies him as President of Burton Manufacturing Co., and President of Burton-Cotton Lumber Company. He was also County Commissioner.

-1913 Polk's listing identifies him as President of Burton Manufacturing Co., and Vice-President of Burton-Cotton Lumber Company. He was also County Commissioner.

-1914 Polk's listing identifies him as President and Treasurer of Burton-Cotton Lumber Co., President of Burton Manufacturing Co., Vice-President of Burton Coal and Lumber Co., and Vice President of Empire Brick Company.

-1915-18 Polk's listing identifies him as President and Treasurer of Burton-Cotton Lumber Co., and Vice President of Empire Brick Company.

An article at the time of his death indicates that he was "head of the county buildings and grounds department when the present jail and county infirmary were constructed...he was active in the lumber and investment businesses in Salt Lake City for many years. He

organized and managed the Burton Coal and Lumber Company and later became co-owner of Burton Manufacturing Company...As a young man he was an architect and designed several structures which were landmarks in the city in early days". (see appendix "E" il. 10)

Children: Lucile, Walter Brown, Sarah, and Rebecca.

(information regarding involvement of these children within family businesses has not yet been determined.)

Sarah elizabeth Burton (1869-1958) Married Robert Alfred Fenton

I do not have an account of her involvement in the family businesses.

Children: Robert Alfred Jr., Harris, Lee Combs, Ellen Clarissa, and Burton Thomas.

(information regarding involvement of these children within family businesses has not been determined).

REMEMBER WHEN

Utah Demo Chiefs Rode With FDR On Special Train?

(From the Deseret News Files)

25 Years Ago

July 12, 1938—Prominent Utah Democrats boarded the special train carrying President Franklin D. Roosevelt at Malta, Colo. The President would make only the briefest stop at the Salt Lake depot and a 15-minute stop in Ogden tomorrow.

50 Years Ago

July 12, 1913—The estate of Pioneer Robert T. Burton on State Street below Twelfth South was opened for sale as residential lots from \$200 up.

75 Years Ago

July 12, 1888—An editorial discussed President Grover Cleveland's vetoes of the various pension bills proposed by Congress. His acts would cost him many military votes, the editorial said, but thinking people would see that the good of the country and not the pressures of military men had prompted the President's actions.

The Utah Central Railroad required 16 cars to carry the Old Folks of Salt Lake City to Lehi for their annual Old Folks Day.

100 Years Ago

July 12, 1863—Two Ogden children were dead by drowning. The 10-year-old son of Joseph Lawson fell into the Ogden River. A small child of Enoch Hackshaw fell into a swill barrel and was dead before he was found.

Burton Place Subdivision

As indicated previously in this section, the Burton Family has been instrumental in the development of Salt Lake City in public service as well as in the building industry.

However, there involvement in Burton Place Subdivision goes deeper than previously owning the land and naming several streets after its founder.

Burton Place Architect and builders

Within my research, I have tried to determine the Architect involved in the subdivision. Just when I thought I had found an architect with the same last name (Harold W. Burton) and being that he was an active member of the LDS Church, and former Church Architect, I assumed he was my missing link. But I just couldn't find him anywhere within the "family tree".

While retrieving genealogy of the Burtons at the LDS Genealogical Library, I found that Harold W. Burton was not a descendant of Samual Burton and therefore not directly related. As far as I am able to determine, Harold W. Burton has had no direct connection with Burton Place Subdivision.

The photo showing the undeveloped land, yet to be "Burton Place Subdivision", indicates that Kimball and Richards were the real estate developers for Burton Place. (for adds of Kimball and

Richards see Appendix "F" il. 1,2&3).

Kimball and Richards may have been the developers of the subdivision in 1908 as indicated on the original plat of "Burton Place" Subdivision, and on "Burton Place 2nd Addition" however, there is no mention of them on the plat of "Burton Place Plat "A"". (see Appendix "A" il. 1,2&3)

I frequently make connections Between the Burton family and the Richards. Obviously the families were friends and both active in the LDS church, as well as business associates. Stynar Richards indicated at Willard Cushing Burtons' funeral that Willard "practiced Christianity throughout the week and not just on sunday, and that he was kind and generous." (Appendix "E" il. 5.3)

What I am leading to is that it is my assumption, that Kimball and Richards provided a complete package of land development which included: planning the subdivision, filing the survey and other legal documents associated with land development, provided design drawings and specifications and managed the construction of the subdivision (as well as other subdivisions). (see Kimball and Richards building Co. listing appendix "F" il. 3)
Hence Kimball and Richards became very rich.

It is also my assumption that as the development of the subdivision progressed and expanded to other plats, and that the Burton's chose

to do much of the work which they had seen Kimball and Richards do.

As mentioned in the identification of many of the Burton family members, they certainly had the ability as contractors (carpenters and plumbers...) and as lumbermen with materials to provide this complete land development package.

And so the Burton's began to build a lucrative business in the residential building industry.

This is indicated in a "Business portrait of C. Taylor Burton" "His Life's just One Great Big Build-Up". This article indicates that after returning from Germany in 1934, there were several outstanding accounts to the family lumber business from contractors who were building homes in the area. "At first, Mr. Burton explained, he did all his own designing and planning and also supervised the construction - mostly residential..."¹ (see Appendix "E" 8.1)

In an interview with Peter Sparerboom, (resident of Burton Place Subdivision for approximately 65 years) he indicated that Burton Coal and Lumber Company had sold building materials for the building of many homes in the area and that at least on one occasion, a lien had been filed on a property for delinquent payment.

¹ Salt lake Tribune, Sunday, September 30, 1963.

In search for said lein(s) at the county recorders office under Burton Place Subdivision, I found several leins on properties within the subdivision. However, it was not obviously indicated that Burton Coal and Lumber Co. initiated those leins.

This may be the reason behind this article.

Salt Lake Tribune February 24, 1941, 18-2

Building Firms Admit Counts

Three Salt Lake firms Sunday had entered pleas of guilty in Third district court to charges of practicing architecture without state licenses. They were given suspended fines of \$50 each.

The cases were instituted last year by the state department of registration, which charged that the companies which furnished materials for homes, also supplied plans and specifications.

The defendants were the Burton Lumber and Hardware company, 2220 South State (100 East) street; Ketchum Builders Supply company, 780 West Fourth South street, and the Sugarhouse Lumber and Hardware company, 1174 East Twenty-first South street.

Charles Wallace, 211 Sixth East street, pleaded guilty of contracting without a license and was fined \$25, suspended.

After 1941, although building continued in the subdivision, it is again unclear who, if anyone provided architectural services for the Burton place subdivision.

Residents of Burton Place:

The research involved within the identification of the residents of Burton Place Subdivision near the time of development, brought some interesting but not so unexpected results. This is due to the fact that the land and development was undertaken within the Burton Family, it isn't surprising to find several Burtons or relatives of the Burtons living within the development.

Within interviews with Mr. Peter Sparreboom, on November 7, 1992 and Mr. Ephram Bierman on November 18, 1992, I learned some interesting features about the community of years ago.

For example, Peter, worked most of his life near his home. As a farmer leasing Burton land, Peter grew many crops such as alfalfa and winter wheat. He also work at what he called the Burton Dairy. Which was a contemporary to Winder Dairy of whom both he and I have fond memories. Although he indicated the location of the Dairy was north and east of his property, (presumably near present day Hayes Bro. Jeep car dealership) and that he kept some cows for this dairy on the property he and his fathers leased. There is no evidence today of dairy structures or facilities.

As photo (#37) of the Sparrebooms' residence indicates, Peter has spent most of the last sixty-five years working on his house. First came the actual building of the home, which he said he and his

father did, followed by the digging of the basement several years later in which he recalls that pumps had to be run continually to keep water out while concrete was being formed and finished. (a sump pump was permanently installed). He has also done extensive expansion and remodeling projects over the years. (see Appendix "G" il. 1). Decorative embellishments is what he has enjoyed most about adding to the home over the past years for he feels he has been able to "express his creativeness". (I'll say.) As a eighty-five year old current crossing guard Mr. Sparreboom still finds time to paint and keep his home neat and tidy. (it also enables him to get away from "the wife" for a short time).

Peter's father built a home south of his own property on land purchase from the Burtons around 1910 and recalls that "most people didn't travels this far south in those days" because main street was a single lane dirt road, making winter travel very difficult. His father was also a farmer and worked the land most of Peter's life.

Ephram Bierman moved to the site many years after Peter which is located several lots east of Peter, several years later. Photo # is the Bierman home. (see Appendix "G" photo #2)

According to Ephram, his home was originally built near 3rd West and 2400 south and moved to its current location around 1930. He, like Peter, was a farmer and leased land from the Burtons.

Both recall the development of the freeway system in the late

1950's and early 1960's, for it was a traumatic event in the lives of there community. According to Ephram, "It divided the neighborhood" and it quickly became a boundary marker for church and schools, as well as forcing traffic in certain directions. (see Appendix "C" photo #'s 38, 39 and 40). (also refer to maps in Appendix "H" il. 1&2).

Occupations:

According to occupational information aside from those interviewed as discussed above, this information has been taken from obituaries of several original residents. This data indicates a wide diversification of employment. Many of the residents could be classified as "blue collar" workers. These would include: Carpenters, Plumbers and others associated with the building industry. Industrial workers such as Pipe-fitters, welders, automotive workers and drivers as well as civilian Air Force employees. (see Appendix "D" for obituary index used)

Others within the subdivision who could possibly fit higher in a social society status would be those of the intellectual type. Such as: School teachers and mathematician as well as others.

Certainly there were others associated with different trades not mention here as well as others of who moved into the community at a later time.

As discussed above, several Burton family members lived within the newly developed housing as well as within the subdivision boundaries. The occupations associated with these residents are as diverse as the family businesses discussed earlier. Briefly they would include; Lumber store owners, managers and labor associated with the lumber industry.

Social:

Due to the nature of many of the above mentions residents occupations indicates that the majority of these residents social status was that of the average labor force. However, peasants they weren't. Social activities associated with the residents of the 1920's would have included dancing, theater and due to the large number of LDS Church members, activities associated with the church.

Travels to the city as well as further south by means of the city trolley (see Appendix "I" il.1) indicates that travel to the city could have been an outing enjoyed by the whole family.

Residents of later periods, such as the 1930's and 1940's with the widely accepted use of the automobile (see transportation section) within society brought the freedom to travel beyond the limits of the trolley. Although use of the automobile was limited during times of war. However, similar social activities such as those of

the 1920's surely were enjoyed.

Religion:

As expected within this state, the majority of the original residents were of the LDS faith. However, other religions identified within obituaries indicates that several were Catholics, Protestant as well as non-denominational.

Although I was unable to locate his obituary, a Reverend Carson B. King was an original resident of the subdivision.

Cultural:

Although it has not been established within this research, it is assumed that many of these residents had strong affiliation (were actual immigrants or were children of immigrants) with their mother country and brought with them representative cultural traits and traditions.

Building Characteristics: (Photographs for discussion in this section are located in Appendix "C").

As previously discussed, the building period within this subdivision spans over nearly forty years. This is identified with the diversified types and styles of homes.

Due to original building restrictions as mentioned earlier, only single family residences of 1000 square feet were to be built in the Burton Place Subdivision(s). Although by viewing several if not most of the homes in these photographs, most look as though they are under the 1000 square foot requirement.

Regardless, the building styles are represented by general form and decorations. Due to the economic class of the typical homeowner as described above, many of the residences could be described as the "workman's cottage". (photos 1 thru 3) Wood framed construction and clapboard siding were used over a concrete foundation crawl space where the air and water heating units are located. This style is also identified by the a pyramid style roof which provides ease of maintenance because there are no gables to paint.

Approximate date on Crest?
These homes have had no apparent modifications or alterations from the day that they were built and represent the simplest style in the subdivision.

This next set of homes (photos 4 and 5) are similar to those discussed above with the exception of the gabled roof and porch elements. A brick foundation as in photo 4 was most likely original with the replacement of concrete as in photo 5 most likely due to climatic damage.

No subdivision can be complete without a trace of the Cap Cod. (photos 6 and 7) These two home were obviously built at the same time by the same builder and represent a later period, perhaps the 1950's. This is determined because these two homes are the only ones which have a garage designed within the structure of the home. Although as in photo 7, which they have remodeled the garage into living space, with a larger garage positioned at the rear of the property.

Perhaps these two homes (photo 8) which are concealed from the road by large pine trees (and hard to see) are of the Cape Cod style however the columns supporting a gabled porch tend to counter this claim.

A variation of the "workman's cottage" (photos 9 thru 11) are represented with a pyramid roof with the incorporation of a porch which runs the entire width of the home. Simple stick columns support the roof structure. This element provided an attractive sitting spot for one to view the neighborhood.

Photos 10 and 11 both have dormers windows. However, photo 11

appears to have a steeper roof pitch than photo 10 and may have a small attic space, Where as the home in photo 10 does not and may have been an original design feature to make the home appear larger.

The home shown in photo 12 is another variation of the workman's cottage with the implementation of the hip roof.

A difficult style of home to describe are those as shown in photos 13 thru 17. I grouped this set together based on similar features. "L" shaped plan and gabled ends. Although photo 13 appears to be from the 1940's or 1950's, whereas, the home in photo 14 seems like it was built much earlier with the use of brick over concrete foundation.

The next set of homes (photos 18 and 19) appear to similarities such as floor plan, indented entrance and roof styles. However that is where the similarities end for photo 18 appears to expose the roof framing which photo 19 has concealed with a soffit. The home in photo 18 is of wood framed construction, where as photo 19 is brick with arched windows and two brick chimneys. It appears as though the bungalow in photo 19 is much older than its cousin in photo 20.

Bungalows as shown in photos 20 and 21 appear to be mirrored designs with indented entrance, hip roof and clapboard siding.

The bungalow (photo 22) seems to be an earlier version of this style with rusticated blocks construction.

^

The home shown in photo 23 home is similar to the workmans cottage described earlier, however rotated 90 degrees.

The home shown in photo 24 is another unusual home in the area with apparent relation to other homes. This is characterized with a combination hip/gable roof structure over a simple cottage style home. Which may represent the 1920's time period.

This next set of homes (photos 25 thru 27) appear to be related with a connected new england farm house style. Originally of clapboard construction, the home in photo 25 has been covered with aluminum siding where as the home in photo 26 has been abandoned.

The homes in photos 28 thru 31 in my mind depict a gradual shift to the prairie style home. The homes both in photo 28 and 29 have similarities such as pyramid shaped roof and exposed trusses. However, the porches with an angled verses direct approach symmetric verses asymmetric front door and oversized rusticated block verses the horizontality of the smaller bricks separate these two homes. (a floor plan drawing of the home in photo 28 is found in Appendix "G" il.2)

In comparing the homes in photos 29 and 30, the prairie style is further enhanced with shorter, heavier tapered pilaster columns

(photo 30) reinforcing the horizontality with a exposed purlin beam running almost the full width of the home. Both homes have similar positioned chimneys and offset front doors creating the assumption that they were built by the same builder.

Moving to the bungalow as shown in photo 31, again with the short heavy tapered pilaster columns yet the absence of the heavy purlin beam, perhaps pushed up into the soffit. These homes show symmetry with the front stairs and porch columns yet the home in photo 31 appears to have a symmetric front door, where in photo 30, the front door appears to be offset.

This next set of homes all appear to be built by different builders and perhaps at different periods.

The homes shown in photos 32 and 33 have certain similarities. Both homes appear to be built with the same style in mind. However, modifications by later builders/owners have separated the overall appearance significantly.

The home in photo 32 is very interesting. It appears to have a mixture of elements. Such as the "fish scale" shingling within the gable, the arched brickwork over the window on the west side of the home, yet a solid lintel over the window facing south. The indented entrance is similar to those described[^] in earlier homes, yet the mixture of the gable/hip (perhaps a variation of the dutch hip) roof style is difficult to discern.

The home shown in photo 32 is another home which I feel has had

several changes over time. Like the home described above, the roof style seems to be a mixture of the gable/hip (again perhaps a variation of the dutch hip) form except instead of shingle finish, the builder (or later owner) has chosen clapboard siding. This home has been further embellished to appear as a somewhat Tudor style with the exposed timbers (obviously added later).

Another home which appears to have changed dramatically over time is shown in photo 34. A clapboard style wood framed structure on a stone foundation implies a 1920's or 1930's vintage. A gabled end over the porch appears to have been added much later with the arts and craft theme in mind. This added to a dutch hip roof adds complexity to this rather well kept home.

With more complicated designs, the home in photo 35 appears to have elements associated with the prairie style. Horizontal emphasis is expressed in the usage of smaller earth tone bricks. This with the hip roof indicates that it may have been built in the 1930's or 1940's.

A home, perhaps the most complex in the subdivision is this version of the prairie style. (photo 36). Again with the dark horizontally emphasized in the brickwork and repetitive roof lines enforce this horizontality. Although without the rear addition, the home would appear like those described earlier (photos 10 and 11) with a shed dormer which may have been added later.

The symmetrical front facade, and double columned pilasters are broken by the offset front door.

Concluding the discussion of the types of homes within the subdivision with Peter Sparreboom's most interesting house. (see plan view drawing in Appendix "G" il. 1)

As discussed earlier in the interview with Mr. Sparreboom. This home is very difficult to describe because of the many alterations and embellishments Peter has applied to his home. However, it resembles those discussed earlier (photos 13, 14 and 16).

As with any subdivision of this age, many alterations of the home are made due to family size and income to name just two.

Photo 41 shows two homes which have seen rather recent modifications and different usage of materials creating a contrasting appearance to the original portions as the current homeowners struggle to adapt to their homes by filling in indented porches to expand the square footage, adding dormer windows to create an attic room or to bring in light, and infilling windows to name just a few.

These changes in size, both horizontally and vertically, as well as embellishment to add to the appearance of the exterior could encompass a complete study on its own.

Restrictive Deeds and Covenants

These deed restriction, which are expressly declared to be covenants and restrictions running with the land, binding upon all parties for a period of twenty five years:

- a) No building shall be erected on ant building plat except one detached single family dwelling and garage for family cars. This restriction does not prohibit the erection of small tool house or shed.
- b) No building shall be erected on this lot fronting on Burton Avenue nearer than 15 feet from the west property line nor nearer than 15 feet from the east property line, nor nearer than 8 feet to the north property line.
- c) No noxious or offensive trade shall be carried on upon this lot nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
- d) No race or nationality other than Caucasian (for whom the premises is intended) shall use or occupy any

dwelling on this lot except that this covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.

- e) No structure shall be moved on to this lot unless it conforms to and in harmony with similar structures on the tract.
- f) No residence shall be erected on this lot of a value less than \$5,000.00, nor shall any residence have a first floor square footage of less than 1,000 square feet if a one story house, or less than 800 square feet if a two story house.
- g) These covenants and restrictions are to run with the land, and shall be binding to all the parties and persons claiming them for a period of 25 years from date.
- h) If the parties hereto or any of their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein set forth, it shall be lawful for any other person owning property adjoining property sold as referred herein, to proceed at law or in equity against the person or persons

violating or attempting to violate any such covenant or restriction.

That said restrictions and covenants were designed and created for the purpose of restricting the character and the cost and value of residences erected upon said land so as to maintain the value and attractive nature of the locality in which they are situate as a residential section of a Class A character.

Transportation:

Transportation requirements were an essential part of every growing city. As this 1920 schedule and map of routes for the Salt Lake Cities street car indicates, electric street car service extended South to the Murray, Sandy and Midvale areas via State Street. (refer to Street Car map and schedule Appendix "I" il.1)

Service stops for areas such as Burton Place Subdivision would have been at Burton Ave. and State street. "Times for inbound routes were on the half hour from 6:30am to 6:30 pm monday through sunday."¹





It is assumed, that during the early development of the Burton Place subdivision (1915-1935), street car transportation was used by most of the residents. This assumption is based on that homes built in this time period did not include garages. Also, mass production of, and the availability of automobiles were relatively low.

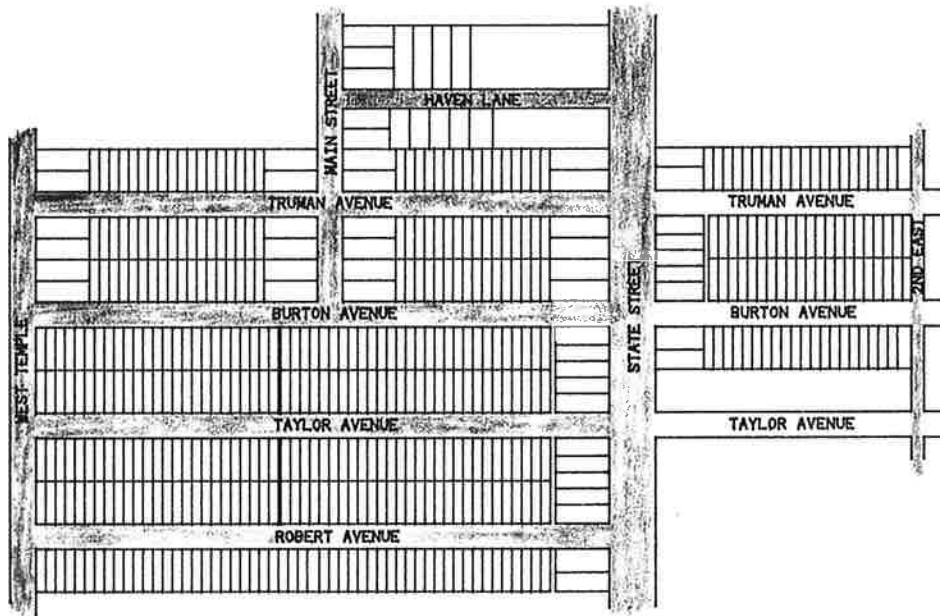
On July 9, 1924 a building permit was issued for the building of a Continental Oil Company Service Station at the location of 2044 So. State Street. Described as "One story steel structure" for the price of "2500.00"²

¹ Routes and Schedules of the Salt Lake City Street Car Lines
Marriot Library, University of Utah. S.L.C., Utah
Western Americana #X TF 725.u8 r68, 1920

² Building Permit book for 1924, Utah State Historical Society,
Salt Lake city, Utah.

Road Development (1909-1914)

1909	
1910	
1911	
1914	



Conclusion

There is further research to be done on the Burton Place Subdivision. This would include:

1. Gathering additional data regarding social, ecumenical, and religious attitudes and influences which had shaped the community. This would be accomplished through additional interviews with remaining original residents.
2. Research pertaining to the development of the freeway system as well as other roads affecting the surrounding area. (particularly Burton place).
3. Interview members of the Burton family. The Robert Taylor Burton Family Organization, Inc. has been very helpful in providing information regarding this report. However, additional information regarding specific events pertaining to family member involvement would prove beneficial

It has been an enjoyable experience researching the Burton Place Subdivision. The knowledge that one gains by "hands on research" is extremely valuable.

Don K. Rasmussen

Autumn, 1992.

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3. Utah State Historical Society, 1924 Building Permit Journal (Salt Lake City, Utah: Privately printed, 1924)
4. Western Americana, Routes and Schedules of S.L.C. Street Car Lines (Salt Lake City, Utah: Privately printed, 1920), 20

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THE LATEST
Burton Place
SECOND EDITION

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SECOND EAST STREET

ONLY 100 LOTS

THE BEST ON THE MARKET, FOR THE MONEY.

WEST SIDE OF STATE STREET, BETWEEN 17TH AND 17TH 1/2 AVENUE.
 Lies near a city block south of Hollywood tract.
 The prices are so low that a good profit on the purchase price may be realized in the selling, and the location is
 right for investment.
 A building restriction that will maintain a good St. first class neighborhood will be obtained, so that all pur-
 chasers will have protection and assurance that the value of the investments will grow very rapidly.

AVERAGE PRICE \$170.00

PER 35 FOOT LOT

PER 11 FOOT LOT.

LOTS FACING NORTH OR SOUTH, on the average, are improved by the best of cement walks, graded streets and the trees.

ON THE CORNERS OF EACH AVENUE, fronting State Street, beautiful cement monuments will be erected.

They will be about 10 feet high, and will lend quality, beauty and distinction to the new boulevard.

SEE HOLLYWOOD TRACT.

STATE STREET FRONTAGE is very choice and promises to be of great value in the near future. The other day a place of five feet on State Street, near Third Street, for \$2000. The lot is 100 feet wide, 100 feet deep, and is a very fine lot, and eventually will be succeeded through to Murray. State Street shade trees are 10; the main trunk of the shade trees are being laid, and everything placed in the best of condition. These things make it very desirable.

DOWN AND EAST MONTHLY PAYMENTS.

TERMS AS LOW AS \$60 PER YEAR TO OWN ONE MERE NECESSARY, DOWN AND EASY MONTHLY PAYMENTS.

WE ARE LAKE IS GOING SOUTH, BUT WHERE THE GREATEST PROGRESS IS BEING MADE—WHERE EV-

RYTHING IS NEW, WHERE YOU MAY MAKE A NEW HOME, WITHOUT ANY SUCH COST, AND REAL

IZE LARGE GAINS ON YOUR MONEY.

Here is your opportunity. This is the place where all other parts of Lake County

NONE SPECIAL TAXES TO PAY, NO CITY TAXES TO PAY, AND ONLY A MINUTE FROM CITY AND COUNTY

BUILDING.

OUR CAR SERVICE IS FREE.

THE CAN SERVICE IS FINE.
WHERE ELSE CAN YOU DO SO WELL?
BUT WHILE YOU MAY.

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COTTAGES